

**CITY OF LODI
INFORMAL INFORMATIONAL MEETING
"SHIRTSLEEVE" SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, NOVEMBER 29, 2005**

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, November 29, 2005, commencing at 7:01 a.m.

A. ROLL CALL

Present: Council Members – Hansen, Hitchcock, Johnson, Mounce, and Mayor Beckman

Absent: Council Members – None

Also Present: City Manager King, City Attorney Schwabauer, and City Clerk Blackston

B. TOPIC(S)

B-1 "Update on City Manager's Work Plan"

City Manager King reviewed portions of his Work Plan (filed), highlighting the following: He reported that in 1998 recommendations were made by consultants for improving the downtown area which included a state of the art movie theater, wine related establishments, and a hotel. He noted that Lodi's Transient Occupancy Tax (TOT) revenue is only \$300,000 annually. The Hampton Inn is expected to begin construction in spring of 2006 on a 100-room facility. Mr. King stated that he has contracted with PKF Consulting to evaluate the feasibility of a downtown hotel and expects the results by February 2006.

In reply to Council Member Johnson, Mr. King explained that a 3% assessment based on the gross short-term room rental revenue of all hotels is levied as part of the Lodi Tourism Business Improvement District. In addition, the City has a 6% TOT. Mr. King recommended that an effort be made to increase the number of lodging opportunities in the City before attempting to increase the TOT.

Mayor Pro Tempore Hitchcock asked whether a downtown hotel could become a sole redevelopment project.

Mr. King believed that a parcel specific redevelopment project could be put into place. He mentioned that the Federal government allows for an economic development set aside through Community Development Block Grant programs. Community Improvement Manager Joseph Wood has been working with the County of San Joaquin regarding this matter and a recommendation is anticipated to be brought to Council in February.

In reference to retail space at the parking garage facility, Council Member Hansen felt that the City should be more aggressive in getting the space leased through rent reductions or other incentives.

Mr. King reported that a meeting is scheduled next week with Hertz Brothers who have been buying and consolidating Sacramento Street properties. A development proposal for mixed use of residential and retail is expected to be submitted from this company. Staff also hopes to reconstitute a downtown strategic group. Staff has relayed the message to brokers representing the City that, if a tenant with financial strength is found who can generate sales tax, the rental rate for retail space at the parking facility could be negotiated later.

In answer to Mayor Beckman, Mr. King suggested that the Lodi Conference and Visitors Bureau consider Sacramento Street for its new location.

In reply to Council Member Johnson, Mr. King reported that discussions have taken place with Jessie's Grove Winery and Michael-David Vineyards about a downtown tasting room in exchange for wastewater treatment. The wineries believe there would be more financial strength and flexibility by joining together in a tasting room.

Council Member Johnson, Mayor Pro Tempore Hitchcock, and Mayor Beckman preferred that several wine tasting establishments be situated in the downtown area to increase foot traffic.

In reference to the general plan update, Mr. King stated that the topic of various approach options would be scheduled for the December 21 Council meeting. He pointed out that the greatest variable in both cost and time is the level of community involvement. At the January 4, 2006, Council meeting, staff will seek authority to solicit for consultants and will bring forward a report from the Greenbelt Task Force. Mr. King estimated that the general plan process would take two years and cost \$1 million.

Mr. King reported that the County currently pays \$30,000 per year for Lodi Superior Court L-1 space and of that the City pays utilities and janitorial service. The new Police building has 7,000 square feet that had been reserved for court space. The space has been vacant for two years. Meetings have taken place with the County regarding this matter on September 28, October 26, and November 17. A fourth meeting has been scheduled for December 8. Tenant improvements are expected to cost \$2 million. Mr. King explained that if a lease were executed between the City and County, it would then be transferred to the State.

Mr. King recalled that four projects were previously recommended to be funded with bond proceeds offered by Electric Utility. One of the projects included \$1.6 million toward the Electric Utility Corporation Yard; however, staff now recommends that this money be redirected toward the Killelea Substation project. Mr. King noted that the Westside Substation project was also on the list and is of a higher priority than the Corporation Yard.

Council Member Hansen was in favor of the recommendation, as it would redirect the funds toward delivery of electricity and its reliability and efficiency.

Mayor Pro Tempore Hitchcock stated that she could support the recommendation if the City were to invest in a capital project that would produce a return on investment, which ultimately would provide a revenue source that would build the Electric Utility Corporation Yard. She asked what it would cost the City to invest in the proposed project at White Slough.

Council Member Hansen replied that it would cost \$233,000 for Phase 2-A and \$1 million for Phase 2-B, to which Mr. King explained these costs are associated only with feasibility buy-ins.

Mayor Pro Tempore Hitchcock asked to be provided with more information on who determines the percentages.

Council Member Mounce noted that Fire Station #2 is still listed on the Work Plan under "Public Facilities Planning." She recalled asking for information from the Fire Department that would substantiate the relocation of Fire Station #2. It was her understanding that the response time would be compromised if Fire Station #2 were relocated to an area east of Highway 99 as proposed.

Council Member Johnson also expressed an interest in receiving the information and further stated that he wished to have data from *both* the Fire Union and Fire Administration.

In reference to the Council Handbook item, Mr. King stated that the City Clerk's Office has completed the first draft, which is now in review and will be brought to Council in February 2006.

Mr. King commented that a request has not yet been received from Frontier Community Builders for a development agreement; however, the City has informed them that, if it did request an agreement, they would be asked to contribute funding toward DeBenedetti Park.

In reply to Mayor Pro Tempore Hitchcock, Public Works Director Prima reported that 95% of DeBenedetti Park was supposed to be funded through impact fees. Ms. Hitchcock asked Mr. Prima to provide Council with the projected amount that actually would be collected for the park from impact fees.

Mr. King explained that money has been borrowed from the parks portion of the impact fees for other projects with the intention that it would be paid back in the future.

Mayor Beckman also expressed an interest in receiving data on the borrowing that has been done from the park impact fees and in addition he asked for general plan standards regarding the amount of park acreage per developed acreage.

Council Member Johnson reiterated his previous suggestion that all capital projects be reduced 10% to 15%.

Mr. King reported that Council representatives would be addressing the Delta College Board of Trustees on December 6 regarding the possibility of a satellite campus being located in Lodi. In reference to the San Joaquin Council of Governments (SJCOG) One Voice event, staff proposes to include a request for a firing range and driving course at Delta College, if it were decided to locate the satellite campus in Lodi.

Council Member Hansen emphasized the need to select a tier one transportation project to submit for the SJCOG One Voice event.

Mr. King commented on the following accomplishments made in 2005:

- Updated purchasing system;
- PCE/TCE cleanup plan and implementation;
- New animal adoption center in modular unit at the Animal Shelter; and
- Adopted Americans with Disabilities Act Transition Plan.

C. COMMENTS BY THE PUBLIC ON NON-AGENDA ITEMS

None.

D. ADJOURNMENT

No action was taken by the City Council. The meeting was adjourned at 8:18 a.m.

ATTEST:

Susan J. Blackston
City Clerk

AGENDA ITEM



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Status Review of City Manager's Work Plan
MEETING DATE: November 29, 2005
PREPARED BY: City Manager

RECOMMENDED ACTION: Receive presentation and provide comments.

BACKGROUND INFORMATION: Attached is an updated work plan outlining high-profile projects that are requiring City staff time and attention. A presentation will be given on the status of the various projects.

FISCAL IMPACT: Not Applicable

FUNDING AVAILABLE: Not Applicable



Blair King, City Manager

APPROVED: _____
Blair King, City Manager

City Manager's Work Plan – A General Policy Level Work Plan
of the Most Significant and/or Noteworthy Projects

The City Manager's Work Plan is an organizational tool to assist staff in time management, focusing, and tracking significant and/or noteworthy projects. It is not a complete list of all efforts receiving attention of City staff at any moment.

Economic Development

Project or Issue	Status
<p><u>Downtown Business Recruitment</u> – Identify businesses that will add to the “tenant” mix of downtown Lodi – work with current and prospective property owners to site and locate business within the downtown core.</p>	<p>Developing strategy to identify those businesses that are likely candidates to locate in downtown Lodi and/or businesses that will contribute to the economic vitality of downtown Lodi, and willing property owners and potential developers.</p> <p>On June 15, 2005 City, Council approved a Memorandum of Understanding with Van Ruiten Family Winery for a downtown tasting room in exchange for access to sewer service. Required Ordinance amendment expected to be presented to the City Council on August 17th. Two other wineries have expressed interest in establishing a downtown tasting room. Informal discussions are continuing with staff.</p> <p>On June 1, 2005, Master Lease Option Agreement with Atlas Property for retail space in Lodi Station Parking Garage was executed by Lodi staff. Ceremonial transfer occurred July 14, 2005. Marketing of the garage retail space has begun. City staff is working with leasee to identify potential tenants and to create possible incentives. Statistical information presented to a high profile potential tenant.</p> <p>Salvation Army completed relocation from Downtown, 19 N. Sacramento Street in May, 2005. Staff has met with new owners of 19 N. Sacramento Street to review preliminary architectural plans.</p>
<p><u>Hotel Development</u> – Over \$120,000 is spent annually to attract visitors to Lodi. A portion of the return on investment in tourism promotion is the collection of Transient Occupancy Tax (TOT). (This is only a portion of the return on investment in tourism; other benefits are realized in increased commerce, jobs, and community prestige.) Lodi receives less than \$350,000 in TOT. This amount could be increased through growth in hotels/motels.</p>	<p>G-REM will be constructing a Hampton Inn Suites, 90 – 100 rooms and employing 25 -30, next to its new office building on Beckman Rd. The facility will include meeting spaces. Construction is expected to break ground 2006.</p> <p>In August, a national Hotel chain contacted staff seeking information on the Lodi market. Staff continues to follow-up and provide ongoing dialogue of the opportunities in Lodi.</p>

<u>Hotel Development (Cont'd)</u>	<p>Consistent with the recommendations of the 1998 Gruen and Gruen report on the development of downtown, staff has entered into a contract with PKF consulting to determine the feasibility of an upper tier boutique-style hotel downtown. Keen interest has been expressed from the development community in the results of this feasibility study.</p> <p>Staff, via a consultant, is researching the possibility of using CDBG funds to provide grants and loans as an incentive for the development of hotels. It is expected that a presentation will be made in February to review the concept of using CDBG Economic Development funds.</p>
<u>Industrial Recruitment</u> - Recruitment of quality jobs and businesses to Lodi.	Since May of 2005, Staff has engaged in a regular sustained dialogue with a major employer seeking to consolidate employment base in the Lodi area.

Land Use

Project or Issue	Status
<u>General Plan Update</u> – A comprehensive review and update of the City's General Plan.	A project timeline and approach is currently being drafted. Recommendation on the approach to a comprehensive update of the General Plan is anticipated to be made on January 4, 2006
<u>Annexations</u> – Two significant annexations, a 155-acre Westside annexation and 264-287 acre Southwest annexation with accompanying subdivision and development proposal.	<p>On May 4, 2005, the City Council approved a Reimbursement Agreement with Frontiers Community Builders to fully fund staff costs associated with processing land use applications, and a scope of work with LSA Associates to provide staff assistance to process the applications. On July 6, 2005, the City Council authorized an amendment to the above agreements to provide for the preparation of an Environmental Impact Report. On July 6, 2005, the City Council received a presentation on the 2,354 growth management allocations that had been received for the Westside and Southwest projects.</p> <p>On September 16, 2005 a Notice of Preparation (NOP) for the project was issued, and on October 12, 2005 a Scoping Session was held before the Planning Commission.</p> <p>The applicant held a community meeting to present the project September 29, 2005.</p>
<u>Green Belt</u> – Task Force charged with responsibility to explore and investigate the variety of models available and utilized in various cities to accomplish the community separator / open space goal and make a recommendation to the Council for the option that works best for Lodi.	<p>A mile-wide green belt separator along Armstrong Road is currently under consideration.</p> <p>On July 12, 2005 the City Council received a staff report on Agricultural Mitigation Fees. Further impacts are to be analyzed by staff and the Greenbelt Task Force.</p>

<p><u>Green Belt (cont'd)</u></p>	<p>LSA Associates has been assigned to provide staff services to the Green Belt Task Force.</p> <p>The City of Stockton and the County of San Joaquin agreed to join with the City of Lodi to revive the 2x2x2 Committee. Stockton City Council members are Steve Bestolarides and Dan Chapman. The County Board of Supervisor members are Victor Mow and Jack Sieglock. Lodi City Council representatives are Mayor John Beckman and Councilmember Susan Hitchcock. A 2x2x2 meeting was held on October 24, 2005.</p> <p>The Greenbelt Task Force has recently met on November 15, 2005, and October 4, 2005. They have requested the opportunity to make a presentation to the Council prior to proceeding.</p>
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Finance and Administration

Project or Issue	Status
<p><u>Public Facilities Planning</u> – A variety of City facilities are in a state of flux with the fate or future use unknown. Some assets, such as the old Public Safety Building, need rehabilitation; other City assets, such as the City's property east of Highway 99 need development. The City is paying rent for offices while other City property is vacant. A Master Plan and holistic approach is needed to address City facilities planning.</p>	<p>Old Public Safety Building (PSB) – The Lodi Public Safety Building (PSB) is an approximately 40,000 square foot deteriorated structure that fails to meet State essential building standards. Prior to 2004, the PSB housed the Lodi Police Department, Lodi Fire Department's Station 1, and a San Joaquin County court. The building needs extensive renovations. The City is negotiating with the County and State to relocate the court into the new police station. Estimated costs to renovate the PSB range from \$5.26 million to \$3.15 million if Fire Station One is relocated to a new location. A space-needs analysis has been conducted.</p> <p>A series of meetings have been held with the County and the California Administrative Office of the Courts regarding the court space in Lodi. These meetings have occurred on September 28, October 26, and November 17. Negotiations are ongoing without resolution; however, resolution of the court space may be on the horizon.</p> <p>Fire Station #1 – Concept drawings complete. The costs to relocate a new fire station at Lockeford and School Streets are approximately \$3.15 million.</p> <p>Fire Station #2 – Concept drawings complete. Currently, Fire Station #2 does not meet essential facility standards. The station is in poor condition and in need of repair. Proposal to relocate Station # 2 east of Highway 99 costs an estimated \$2 million.</p>

<p><u>Public Facilities Planning(cont'd)</u></p>	<p>EUD Corp. Yard – Pending Council approval, a space needs, master planning and schematic design need to be developed. Design development cost approximately \$125,000 and MSC cost estimate \$2.5 million.</p> <p>Parks and Recreation Admin. Bldg. – 1995 study complete will need updating.</p> <p>Finance Department – Currently occupying leased property with two options available at this time: 1st floor City Hall or 2nd floor of the Police Building. Estimated cost is unknown at this time.</p> <p>Fire Department Administration – Currently occupying Parking Structure space. There are three options available at this time: 2nd floor of the old Public Safety Building, 2nd floor of the Police Building or a new Fire Station 1. Cost estimate unknown at this time.</p> <p>Court Room Expansion and Police Department Surge Space – See comments above under Old Public Safety Building.</p>
<p><u>Long Term Financial Planning</u> – A longer term view, strategy, and alternatives need to be developed to address the City's future financial needs. Longer term revenue projections are needed as well as exploration of service delivery and revenue alternatives.</p>	<p>The following steps have been identified to occur in 2005-06:</p> <ol style="list-style-type: none"> 1. Hire consultant to assist in the development of plan and essential elements. There is no funding currently in the budget; will explore Impact Mitigation Fee funding. 2. Develop budget modules in JD Edwards. 3. Develop space needs, staffing needs, debt financing and capital needs in conjunction with General Plan update. 4. Set up initial meetings with key staff to develop key elements of work product and responsibilities for staff completion. 5. Establish timeline for completion of long- term financial plan by January 2006. <p>Incorporate long-term plan in the 2006-07 budget process, which will begin early January 2006.</p> <p>Staff has begun to review best management practices to provide stability with electric utility rates. Staff is reviewing the City's impact fee structure to insure new development is paying full cost of impacts.</p>
<p><u>Purchasing System Update</u> – The purchasing system, a core bureaucratic program of the City, no longer meets the basic requirement of a well-understood policy that efficiently protects the public's assets and allows business to be conducted in a fair and reasonable manner.</p>	<p>On March 8, 2005 during a Shirtsleeve Session, Council was briefed on the proposed changes to the Purchasing Ordinance. On August 17, 2005 the new Purchasing Ordinance was introduced. On September 7, 2005 the Purchasing Ordinance was adopted. Adoption of Companion Policies, Rules, and Procedures are pending</p>
<p><u>Management/Peer Audit/Evaluation Program</u> – Performance evaluation is a key to determine the efficiency of a City in providing services. Work is needed to establish performance standards and to compare against these standards.</p>	<p>Need to assemble samples of policies and forms and develop recommendations for City Manager's consideration.</p>

<p><u>Labor Negotiations – MOU's</u></p> <p>There are a number of Memorandum's of Understanding that will expire in 2005, 2006, and 2007. Personnel assets are key to the delivery of City services. Care is required in developing labor contracts.</p>	<p>Following are the MOU's and respective expiration dates:</p> <ol style="list-style-type: none"> 1. IBEW (Electric Utilities) 12/05 2. Mid-Management 12/05 3. PD Mid-Management 6/06 4. Maintenance & Operators 6/06 5. General Services 6/06 6. Fire Fighters 6/06 7. Fire Mid-Management – unrepresented 8. Confidential – unrepresented <p>The Mid-Managers and the City have agreed to a one year extension through 2006 of the current MOU without an increase or COLA.</p> <p>The City Manager and IBEW are engaged in labor discussions.</p> <p>The Police POA MOU allowed for a limited reopener in July 2005 for the purpose of evaluating the current survey cities, absent mutual agreement, the survey cities will remain status quo. On November 2, 2005 the City Council approved amending the survey cities list.</p>
<p><u>Staff Development</u> – Succession planning and staff development is needed in order to provide for a well-trained and prepared work force as the “baby-boomers” of the 40's and 50's reach retirement age.</p>	<p>Staff provided a copy of the PD's Assessment of Succession Planning for the Lodi Police Department dated June 2001. The Police Department's succession planning is being used as a template for other departments.</p>
<p><u>Council Handbook</u> – Lodi does not have a comprehensive guidebook of standard operating procedures and written principles to guide Council action and to direct staff in relationship to supporting the City Council.</p>	<p>On hand:</p> <ul style="list-style-type: none"> • Resolution 2004-282, Rules of conduct of meetings, proceedings, & business • Resolution 2004-115, Code of Ethics & Values • LMC, Chapter 2.04, which addresses Council meetings <p>The City Clerk's Office has completed the first draft of a comprehensive City Council Protocol Manual and submitted it to the City Manager on November 16, 2005 for review and comment.</p>

Environmental

Project or Issue	Status
<p><u>PCE/TCE Clean-up Plan and Implementation-</u> Staff is preparing a long-term plan for resolving the litigation, and financing and implementing the clean-up.</p>	<p><u>Litigation Status:</u> The Central and Busy Bee plumes are settled and the Northern and South Central Western settled on an interim basis that will perform study work until approximately spring of 2006, when final settlement talks will resume. The Southern Plume has one settlement with the Vanderlans parties but is gearing up for trial and the litigation and technical teams have begun discovery.</p>

PCE/TCE Clean-up Plan and Implementation (cont'd)

Clean-up Status: Remediation work has begun in the Eastern (Busy Bee) plume. Investigative work in preparation for remediation is underway in the Central, Northern and South Central / Western plumes.

Financing Status: On June 1, 2005, the City Council authorized the execution of a professional services contract with Bartle Wells Associates to develop alternative water or wastewater rate structures to fund remediation.

On July 20, 2005, the City Council adopted proposed water rate increases to fund the PCE/TCE program and set September 21, 2005 as the date to hear protests with regard to the proposed rate increases. Net cost of PCE/TCE program budgeted at \$45.7 million. The September 21, 2005 hearing allowed 20 percent of the property owners to register their protest. The Council approved the rate increase to provide a funding source to remediate the ground water contamination.

Capital Projects

Project or Issue	Status
<p><u>Indoor Sports and Activity Center</u> – The work consists of developing a one-acre site to accommodate the indoor sports center. The scope of work will include demolition of existing structures, engineered imported fill material, site grading, underground utilities, and construction of a 40,000 square-foot, two-story, indoor sports facility. Indoor space will include two full-size hardwood basketball courts, one full-size taraflex floor basketball court, permanent and roll-away bleachers, one taraflex floor aerobics room, one taraflex floor multi-purpose room, one rock climbing wall, restrooms, locker rooms, café concession area, kitchen area, storage rooms, reception area, administration office space, outdoor seating area, streetscape, irrigation and planting.</p>	<p>ELS Consultants have completed approximately half of their contract agreement with the City. The contract has been suspended due to budget considerations.</p> <p>ELS Consultants has provided and completed the following items:</p> <ul style="list-style-type: none"> a) Planning Indoor Sports Center b) Campus Master Planning c) Schematic Design d) Reimbursables <p>City Expenditures to date: \$478,000 (Land Purchase, Geotechnical Investigation and Structural Investigation of the "Old Fire House) – Not all land has been purchased for the project site. The City needs to acquire the southeast parcel of the site, which currently is a tow shop business. Funds for the project are currently not available. Completion of the construction documents and the purchase of the additional parcel are required. At this time, the sports center costs are estimated at \$10 million excluding land purchase. Total build out of the facility is approximately a year and a half once construction commences.</p>
<p><u>Aquatics Complex</u> – The work consists of developing a seven-acre aquatics complex site. The scope of work will include site grading, underground utilities, one 50-meter competition pool, one zero-entry activity pool with play equipment, and one 25-meter instructional pool with waterslide feature. Other work will include the installation of a poolhouse building which</p>	<p>ELS Consultants have completed and provided City staff with 100% construction drawings and project specifications. ELS and the City have suspended remaining work due to budget constraints.</p>

<p><u>Aquatics Complex (cont'd)</u> would include pool equipment area, administration office space, restrooms, locker rooms, concession stand building, meeting room, picnic area, site furniture, security lighting, fencing, parking lot, concrete flat work, concrete pool decking, irrigation and planting.</p>	<p>ELS Consultants have provided and completed the following items:</p> <ul style="list-style-type: none"> a) Planning b) Schematic Design c) Construction Documents d) Reimbursables <p>City Expenditures to date: \$428,000.00 Currently, the proposed 7-acre site has not been purchased or annexed into the City. The City Council will be reviewing the development proposal of the Westside Annexation, the site of the proposal.</p> <p>Work on the Aquatics Complex site and project could begin anytime after the City acquires the land and funding. At this time, costs to build the complex are estimated at \$7 million, not including the land purchase. Total build out of the facility would be approximately one year, once construction commences.</p>
<p><u>DeBenedetti Park</u> – The work consists of developing a 49-acre park/detention basin site. The scope of work will include finish grading, construction of three 90-foot lighted baseball fields, one lighted multi-use (football/soccer) field, two 60-foot lighted baseball fields, and two lighted soccer fields. Other work will include the installation of two handicap accessible playground areas, play equipment, lighted pathways, basketball court, entry monuments, site furniture, picnic areas, restroom facilities, concession stand building, maintenance building, well site, underground utilities, parking lot, concrete flat work, fencing, roadways, irrigation and planting.</p>	<p>Stantec Consulting is in the process of completing the revisions of their 100% construction documents which includes construction drawings and project specifications.</p> <p>Stantec Consulting has provided and completed the following items:</p> <ul style="list-style-type: none"> a) Conceptual Design b) Construction Documents c) Reimbursables d) Change Orders 1 & 2 <p>City Expenditures to date: \$582,000.00</p> <p>Currently, AM Stephens Construction of Lodi is under contract to rough grade the entire park site. Phase I of the rough grading is scheduled to be completed by October 31, 2005; and phase II of the grading is scheduled to be completed by October 31, 2007.</p> <p>Park construction could be funded via Development Agreements with FCB or other developers.</p>
<p><u>Library Facilities Plan</u> – The Lodi Public Library Board of Trustees commissioned the development of a Library Facilities Master Plan that was completed in 2002. The Plan outlines the expansion of the existing building with a two-story addition that nearly doubles the size of the facility. The proposal includes the acquisition of additional property. Facility features traditional service areas plus a coffee shop, Friends office, teen area and small study rooms. The plan also calls for the creation of a “satellite branch” to meet the library needs of the Eastside population.</p>	<p>In January 2005, the Library Board commissioned the development of plans for upgrading the interior of current facility to maximize functionality of space and create a safe and inviting atmosphere. Library staff continues to dialogue with Community Partnership for Families representatives to provide library services in the proposed Family Resource Center to be built in Blakely Park. Cost estimate: unknown.</p>

<p><u>The Replacement Program</u> – Lodi has various public facilities assets in different stages of life expectancy. Lodi does not have a comprehensive plan to guide the City in financial decisions with regard to planning for the replacement of these facilities. For example, although the Police Station is a new facility, actions need to be taken now to ensure that the building can be repaired or replaced in the future or this facility will be in the same condition as the Grape Bowl, a City and community asset that has no funds ear-marked for its rehabilitation, nor any plans to secure funds, but is approaching the end of its useful life.</p>	<p>A staff team will research during fiscal year 05-06 best management practices in developing strategies to replace various facilities.</p>
<p><u>Animal Shelter</u> – The Animal Shelter is being considered in the context of a new multi-use municipal service center. The Animal Shelter is old, small and crowded. It needs to be addressed in a comprehensive fashion.</p>	<p>The first meeting of the Lodi Animal Shelter Task Force was held on December 7, 2000.</p> <p>On February 6, 2002 Council authorized a professional services agreement with George Miers & Associates for the space needs, master planning and schematic design of a new animal services facility.</p> <p>On June 19, 2002 Council approved the concept design (schematic) and authorized the complete design contract with George Miers & Associates for a new animal services facility to be located on Guild Ave.</p> <p>On October 16, 2002 Council approved plans and specifications and authorized advertising for bid for the 20,000 square foot (building) design. The plans were anticipated to be ready for bid in January 2003 with an estimated construction budget of \$3,900,000.</p> <p>Design work was placed on “hold” in the Spring of 2003 due to budget conditions.</p> <p>On April 20, 2005 Council terminated design agreement between George Miers & Associates and the City. The City has plans and specifications which are approximately 80% complete.</p> <p>Public Works is combining the preliminary design for the temporary modular office prepared by Electric Utility with the previous plans prepared by Public Works for the substation access driveway. Site work by City forces is underway.</p>
<p><u>Accessible City Facilities; ADA Transition Plan</u> - The Americans with Disabilities Act of 1990 requires that facilities operated by public entities be accessible to the public. A threshold requirement is the preparation and adoption of a Transition Plan. The Transition Plan will require policy level consideration with regard to some of the City's older public facilities.</p>	<p>The City's ADA committee was reactivated and a survey of accessibility deficiencies was completed in February 2005.</p> <p>The draft Transition Plan was given to each member for review and comment. The Committee met on July 22, 2005 to review all comments for the final draft and Jon Ibarra was selected to represent the disabled community. A Shirtsleeve presentation was given on September 27th.</p>

<p><u>Accessible City Facilities; ADA Transition Plan (cont'd)</u></p>	<p>The ADA Transition Plan was adopted by the City Council on November 2, 2005. The Community Development Director, Randy Hatch and Building Official, Jerry Herzick are the City Officials responsible for the Plan's implementation. They will also monitor the progress of the Parks and Recreation Commission in organizing the Ad Hoc committee to gain community input on the decisions to be made on the Grape Bowl by June 2006.</p> <p>On October 5, 2005, the Council considered various policies to improve sidewalks to provide for safe and improved pedestrian circulation. The Council reaffirmed the principle that fronting property owners were responsible for maintenance of installed sidewalks.</p>
<p><u>Utility Capital Projects</u> - A variety of physical improvements have been proposed and are planned for the City's utilities. These utility projects include water system pipeline replacement project and fiber optic development.</p>	<p>Electric Utility Department is currently implementing the development of a fiber optic project. More information will be provided with future updates.</p> <p>Water/Wastewater Infrastructure Project #2 (approx. \$2+ million) is nearing completion and design work is underway for a major wastewater rehabilitation project. Additional smaller-scale water replacement projects are included in the 05/06 budget.</p>

Community

Project or Issue	Status
<p><u>Delta College Site in Lodi</u> – The project consists of attempting to locate a satellite campus in the Lodi Area. Delta College is currently seeking candidate sites. A satellite campus could house programs related to hospitality, agriculture, and police and fire training facilities.</p>	<p>On June 7, 2005 the City Council received a presentation on Delta College's plans for a north district campus. Subsequently, the Council requested a "Delta College Task Force" be formed with Councilmembers Johnson and Hansen representing the City Council. The 17-member Task Force, representing a broad range of interests in the community and City staff, has been convened. Several full Task Force meetings were held. On August 30, 2005 the City Council endorsed two sites identified by the Task Force for a college campus near Lodi. These sites have been independently reviewed by representatives of Delta College. The College has invited the Council representatives on the Task Force to address the Board of Trustees on December 6, 2005.</p>

Public Safety

Project or Issue	Status
<u>Property Maintenance and Code Enforcement Program</u> – A comprehensive review and update of the existing Code Enforcement Program operated through the Community Improvement Division.	<p>CDD is working with the City Attorney's Office to develop alternative remedies for code enforcement cases to allow more effective enforcement and place the burden of the cost for those services on those that are causing the demand for services. This will include an administrative citation/hearing process, civil penalties and a more active role from the City Attorney's Office in pursuing legal action in cases of non-compliance.</p> <p>This program was presented in concept to the City Council on August 16, 2005.</p>
<u>Paramedic Program</u> – The paramedic program is designed to enhance the delivery of emergency medical services to the community by the Fire Department. The program was approved by the City Council in October, 2002.	<p>Paramedic program developed, Department has four paramedics. Needs: funding for paramedics, Advanced Life Support application, and EMS Coordinator.</p> <p>San Joaquin County has voted to award the ambulance service contract, pending negotiations, to AMR. Staff anticipates discussions with AMR regarding paramedic service levels in Lodi.</p>

Other issues that are receiving staff attention and resources:

- Water quality of Lodi Lake and the reduction in the number of geese in close proximity to the lake.
- Analyze possible revenue measures for the November 2006 ballot.
- Analyze the financial impacts of the citizen's "Fire and Facilities Sales Tax Initiative."
- Begin due diligence related to cable franchise.
- Greater involvement of volunteers and other citizen resources in landscape maintenance.
- Planning the City's Centennial celebration.

11/22/05